



# Corporate Report

Clerk's Files

Originator's  
Files OZ 07/001 W5

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**DATE:** August 28, 2007

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 17, 2007

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Rezoning Application**  
**To permit a range of Business Employment uses**  
**6405 Hurontario Street**  
**East side of Hurontario Street, north of World Drive**  
**Owner: William Godina**  
**Applicant: Lew Associates Limited**  
**Bill 51**

**Public Meeting** **Ward 5**

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**RECOMMENDATION:** That the Report dated August 28, 2007, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R3" (Residential) to "RCL1" - Special Section (Restricted Commercial) or from "D" (Development) to "E1" - Exception (Employment) in By-law 0225-2007, to permit a range of employment uses under file OZ 07/001 W5, William Godina, 6405 Hurontario Street, be received for information.

**BACKGROUND:** The above-noted application has been circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community.

**COMMENTS:**

The landowner has requested a rezoning to “RCL1-Special Section” in order to facilitate a purchase and sale agreement between the owner of the property to the south which is occupied by World Vision Canada (WVC). WVC has no specific plans for the property at this time. However, they have indicated that they anticipate needing additional lands for future expansion.

The Planning and Building Department is currently processing a Site Plan application under file SP 06/249 W5 for Phase 2 for the existing World Vision building located at 1 World Drive (Appendix I-5). The concept plan also shows a possible development scheme for the subject property. However, no site plan application for Phase 3 has been submitted.

A long term concept plan was submitted to show a possible development scheme for the property.

Details of the proposal are as follows:

<b>Development Proposal</b>	
Application submitted:	January 26, 2007
Existing Gross Floor Area:	112 m <sup>2</sup> (1,205.60 sq. ft.)
Height:	1 storey
Lot Coverage:	14%
Landscaped Area:	32%
Gross Floor Area:	499.89 m <sup>2</sup> (5,381 sq. ft.)
Parking Provided:	24 spaces per 100 m <sup>2</sup> 120 spaces
Supporting Documents:	Planning Justification

Site Characteristics	
Frontage:	45.75 m (150 ft.)
Depth:	140 m (459.31 ft.)
Net Lot Area:	0.71 ha (1.75 ac.)
Existing Use:	Residential home, barn, workshop and garage.

Additional information is provided in Appendices I-1 to I-8b

### Neighbourhood Context

The subject property is a relatively small parcel of land used for residential purposes within the upper Hurontario Corridor. It is located directly north of the World Vision head office. The area is predominantly characterized by office, industrial and entertainment uses with some open space and vacant properties. The lands across from the subject property on Hurontario Street are vacant but are designated “Business Employment”.

The surrounding land uses are described as follows:

- North: A fitness centre, hotel and movie theatre
- East: A hotel is abutting the property to the east
- South: The corporate offices of World Vision Canada are located on the abutting southerly property
- West: Golf driving range on a temporary basis and vacant lands

### Current Mississauga Plan Designation and Policies for Business Employment (June 22, 2005)

**"Business Employment – Special Site 4"**, which permits industrial uses; warehousing; offices, entertainment, recreation and sports facilities, hotels/motels, conference centres, financial institutions, and all types of restaurants.

The “Special Site 4” policies emphasize the importance of this location and how urban design is an important consideration. The policies state:

“Notwithstanding the Business Employment and Motor Vehicle Commercial designations on these lands, the following additional policies will apply:

- a. the District Gateway should provide the principal entry feature into the abutting Business Employment areas from Provincial Highway 401 and areas to the south. Development in this area should promote a quality image for this business community and reinforce its upscale image as a corporate address and destination. Opportunities for secondary landmark buildings should be promoted in order to highlight the entry point and provide orientation points. Built form should provide for a transition in scale from the broad expanses of Provincial Highway 401 to the more contained urban corridor appropriate to Hurontario Street.
- b. regard will be given to the design guidelines as outlined in the urban design manual entitled *Upper Hurontario Corridor – a Design Mandate for Excellence*.

The site is also located within the Gateway Node. The Node policies encourage high quality, compact urban built form and support pedestrian movement and access from major transit routes. Within Employment Nodes the following uses will not be permitted:

- outdoor storage and display
- transportation facilities
- waste processing or transfer stations
- trucking terminals
- motor vehicle repair garages

Once OPA #25 comes in force and effect adult entertainment uses will also be prohibited in Nodes.

The application is in conformity with the land use designation.

### Airport Noise Policies

The subject lands are located between 30 and 35 NEF Noise Contour. Section 3.14.10.2.1 (f) states:

“New development and redevelopment or infilling for hospitals, nursing homes, daycare facilities and public and private schools within the LBPIA Operating Area will not be permitted as a principal or accessory use.”

### **Existing Zoning**

**"R3" (Residential)**, which permits residential detached dwellings.

### **Proposed Zoning By-law Amendment**

**“RCL1-2315” (Restricted Commercial)**, to permit offices as well as manufacturing and industrial undertakings within enclosed buildings or structures, and other entertainment uses. See Appendix I-7

### **By-law 0225-2007 (Under Appeal)**

The Zoning for this property under 0225-2007 is “D” (Development), permitting a building or structure legally existing on the date of the passing of the By-law and the existing legal use of such building or structures. The erection of new buildings or structures and the enlargement or replacement of existing structures is not permitted. When By-law 0225-2007 comes into force, the proposed zoning for this property will be “E1 - Exception” (Employment in Nodes).

The timing of the site specific Zoning By-law to permit the proposed development may be affected by the timing of the resolutions of the appeals to By-law 0225-2007. A recommendation will be included in the supplementary report to address this issue.

## **COMMUNITY ISSUES**

No community meetings were held and no written comments were received by the Planning and Building Department.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-6.

It has been noted that there is no specific development proposal being considered at this time. Generally, it is the City's requirement that applicants come forward with the specifics of what their intentions for the property are. The Supplementary Report will provide additional comments on the appropriateness of the application in light of the information provided.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and noise attenuation issues, which may be dealt with through the Supplementary Report.

**FINANCIAL IMPACT:** Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:** Most agencies and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding this application.

**ATTACHMENTS:**

Appendix I-1 - Site History  
Appendix I-2 - Aerial Photograph  
Appendix I-3 - Excerpt of Gateway District Land Use Map  
Appendix I-4a - Excerpt of Existing Land Use Map (By-law 5500)  
Appendix I-4b - Excerpt of Existing Land Use Map  
(By-law 0225-2007)  
Appendix I-5 - Concept Plan  
Appendix I-6 - Agency Comments  
Appendix I-7 - Special Site Proposed Uses  
Appendix I-8a - General Context Map (By-law 5500)  
Appendix I-8b - General Context Map (By-law 0225-2007)

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Nicole Pettenuzzo, Development Planner*

**Lew Associates Limited**

**File: OZ 07/001 W5**

**Site History**

May 5, 2003 – The Region of Peel approved Mississauga Plan Policies for the Gateway District, designating the subject lands as “Business Employment – Special Site 4”





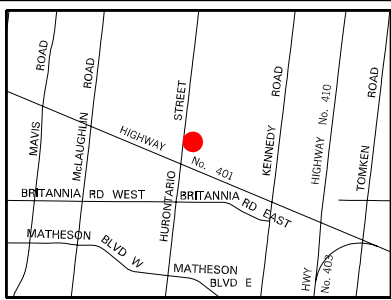
LEGEND:

 SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2007



SUBJECT: **LEW ASSOCIATES LIMITED**



FILE NO:  
OZ 07/001 W5

DWG. NO:  
V807001a

SCALE:  
1:2500

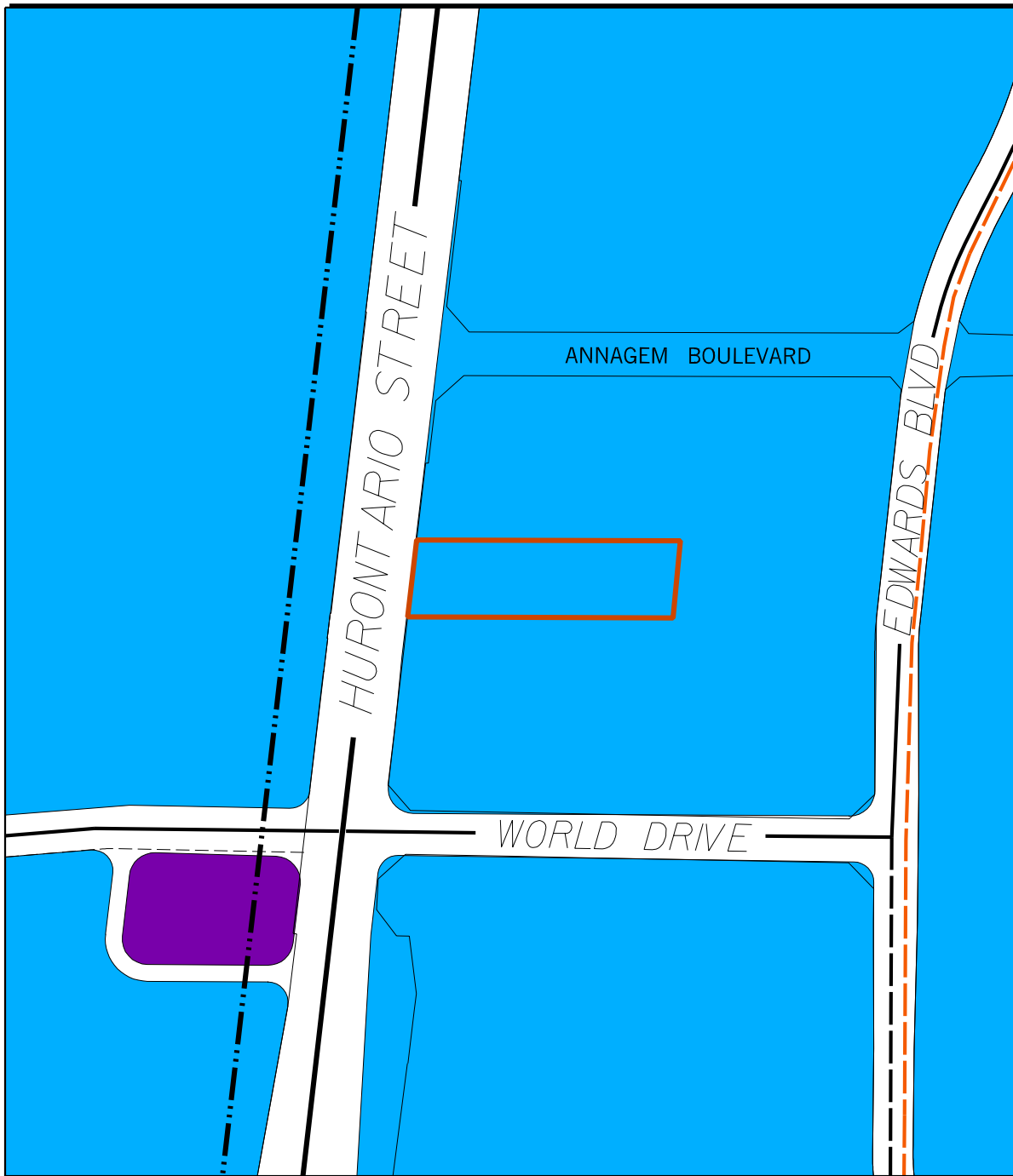
PDC DATE:  
2007 09 17

DRAWN BY:  
W. FINLAY

 **MISSISSAUGA**  
Planning and Building

Produced by  
**T&W, Geomatics**

APPENDIX 1-2



**PART OF GATEWAY DISTRICT LAND USE MAP  
GATEWAY DISTRICT POLICIES OF MISSISSAUGA PLAN**

**LAND USE DESIGNATIONS**

- General Commercial
- Motor Vehicle Commercial
- Business Employment
- Open Space
- Greenbelt
- Parkway Belt West
- Utility

**TRANSPORTATION LEGEND**

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Major Transit Corridor

**LAND USE LEGEND**

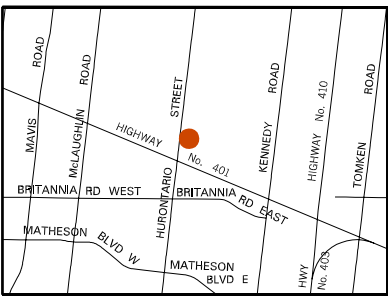
- Regulatory Floodplain
  - LBPIA Operating Area Boundary – See Aircraft Noise Policies  
Note: In Gateway, all lands are within the LBPIA Operating Area
  - Node Boundary
  - CP – City Park
  - Cem – Cemetery
  - Existing Stormwater Management Facility
  - Proposed Stormwater Management Facility
  - 1996 NEP/2000 NEF Composite Noise Contours
  - Planning District
- Note:  
The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available.  
For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

**B#** *Appealed to the  
Ontario Municipal Board*

**SUBJECT LANDS**



**SUBJECT: LEW ASSOCIATES LIMITED**



**FILE NO:**  
OZ 07/001 W5  
**DWG. NO:**  
07001LM  
**SCALE:**  
NTS  
**PDC DATE:**  
2007 09 17  
**DRAWN BY:**  
W. FINLAY

**APPENDIX I-3**

**MISSISSAUGA**  
Planning and Building

*Produced by  
T&W, Geomatics*

# BY-LAW 5500

## LEGEND:



PROPOSED REZONING FROM "R3" (RESIDENTIAL) TO "RCL1-SPECIAL SECTION" (RESTRICTED COMMERCIAL) TO PERMIT A RANGE OF BUSINESS EMPLOYMENT USES.

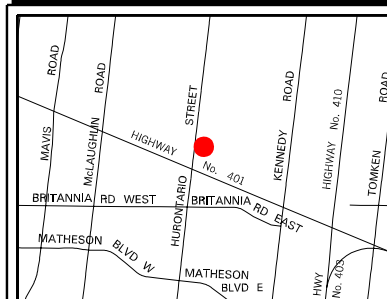
NOTE: THE NEW ZONING BY-LAW (BY-LAW 0225-2007) WAS PASSED BY COUNCIL ON JUNE 20, 2007 AND IS UNDER APPEAL. SHOULD BY-LAW 0225-2007 COME INTO FORCE, THE ABOVE NOTED APPLICATION WOULD NEED TO BE CHANGED IN ACCORDANCE WITH APPENDIX I-4b AS ATTACHED.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN  
PROPOSED ZONING INDICATED BY SHADING WITHIN  
THE APPLICATION AREA.



## SUBJECT:

**LEW ASSOCIATES LIMITED**



FILE NO:

OZ 07/001 W5

DWG. NO:

07001R5500

SCALE:

1:2500

PDC DATE:

2007 09 17

DRAWN BY:

W. FINLAY

APPENDIX I-4a

**MISSISSAUGA**  
Planning and Building

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RCL1-2010  
VACANT

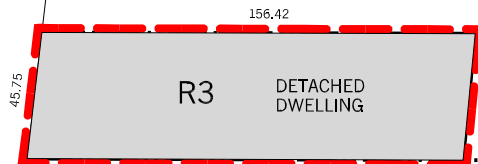
RCL1-2377  
COMMERCIAL

ANNAGEM BOULEVARD

RCL1-2010  
VACANT

RCL1-2377  
COMMERCIAL

STREET



R3  
DETACHED  
DWELLING

OFFICE

RCL1-2315

VACANT

HURONTARIO

RCL1-2692  
OPEN SPACE

WORLD DRIVE

PARKING

RCL1-2693  
OPEN SPACE

RCL1-2315  
INDUSTRIAL

A  
DETACHED  
DWELLING

EDWARDS BOULEVARD

**BY-LAW 0225-2007  
(UNDER APPEAL)**

**LEGEND:**

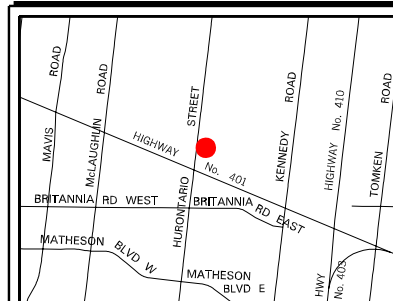
 PROPOSED REZONING "D" (DEVELOPMENT)  
TO "E1" (EMPLOYMENT IN NODES) TO PERMIT  
A RANGE OF BUSINESS EMPLOYMENT USES.

**NOTE:** EXISTING ZONING DELINEATED ON THE PLAN  
PROPOSED ZONING INDICATED BY SHADING WITHIN  
THE APPLICATION AREA.



**SUBJECT:**

**LEW ASSOCIATES LIMITED**



**FILE NO:**  
**OZ 07/001 W5**

**DWG. NO:**  
**07001R225\_07**

**SCALE:**  
**1:2500**

**PDC DATE:**  
**2007 09 17**

**DRAWN BY:**  
**W. FINLAY**

**APPENDIX I-4b**

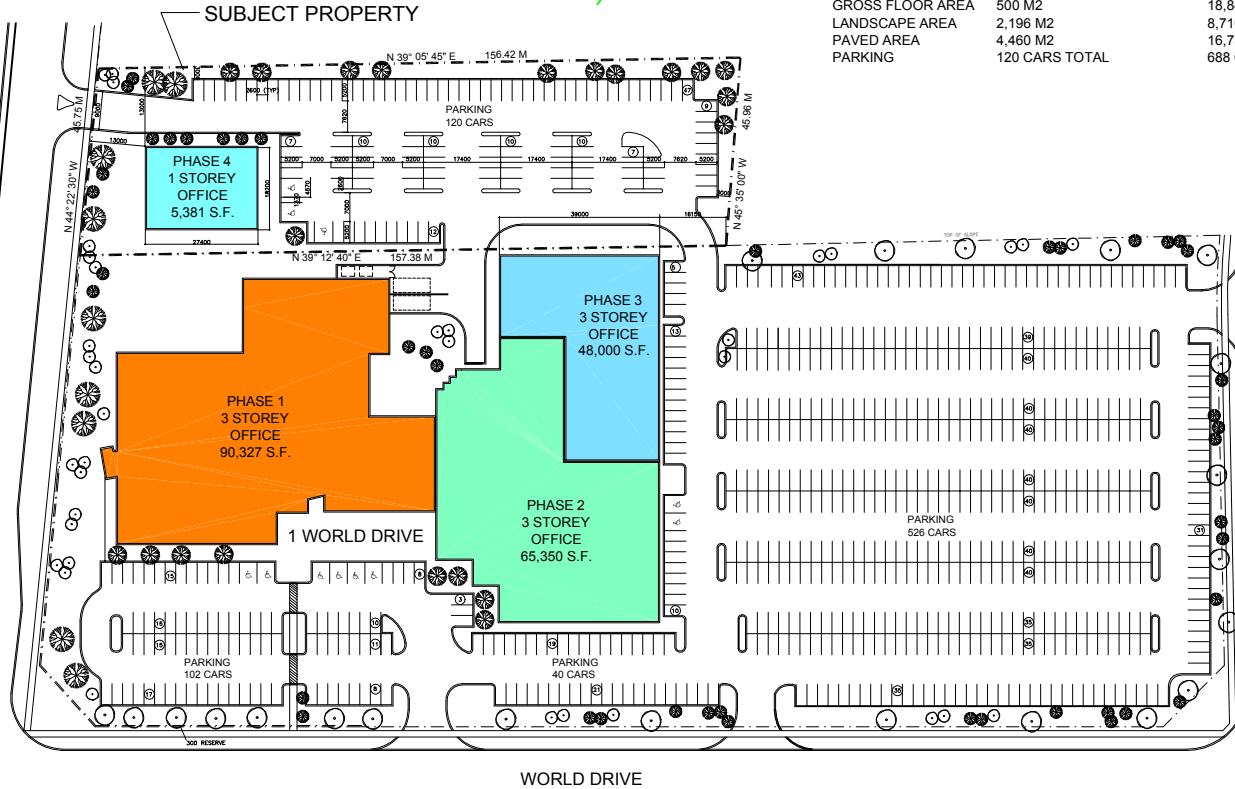
 **MISSISSAUGA**  
Planning and Building

*Produced by*  
**T&W, Geomatics**



## SITE STATISTICS

	SUBJECT PROPERTY	1 WORLD DRIVE
SITE AREA	.7156 ha.	3.296 ha.
GROUND FLOOR AREA	500 M2	8,130 M2
GROSS FLOOR AREA	500 M2	18,845 M2
LANDSCAPE AREA	2,196 M2	8,710 M2
PAVED AREA	4,460 M2	16,730 M2
PARKING	120 CARS TOTAL	688 CARS TOTAL



WORLD DRIVE

EDWARDS AVENUE

HURONTARIO STREET (HIGHWAY 10)

Lew Associates Limited

OZ 07/001 W5

### Agency Comments

The following is a summary of comments from agencies and departments regarding the application.

Agency / Comment Date	Comment
<p>Region of Peel (April 26, 2007)</p>	<p>Regional staff have reviewed this Zoning By-law Amendment Application and are pleased to advise that we have no objection to this application and require no conditions of approval.</p> <p>The subject land is not located in the vicinity of a landfill site.</p> <p>The applicant is advised that on-site waste collection will be required through a private hauler.</p> <p>An existing 300 mm diameter watermain is located on Hurontario Street, north of the subject property and an existing 400 mm diameter watermain is located on World Drive and extends to the west side of Hurontario Street.</p> <p>An existing 250 mm diameter sanitary sewer is located on World Drive, an existing 250 mm diameter sanitary sewer is located on Edwards Blvd and an existing 250 mm diameter sanitary sewer is located on Annagem Blvd.</p> <p>External easements and construction may be required at the applicant's expense for municipal water and sanitary sewer services. If external easements and construction are required, the applicant will have to submit a Functioning Servicing Report to the satisfaction of regional staff.</p>
<p>Community Services Department – Planning and Heritage (April 25, 2007)</p>	<p>Prior to the enactment of the implementing Zoning By-law, the applicant will be required to provide a cash contribution towards planting a double row of street trees along Hurontario Street.</p> <p>Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.</p>

Lew Associates Limited

OZ 07/001 W5

Agency / Comment Date	Comment
City Transportation and Works Department (May 8, 2007)	Comments dated May 8, 2007 indicate that this Department has no objection to proceed to a public information meeting. Further comments and conditions will be provided prior to the Supplementary Meeting.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Bell Canada Canada Post Ministry of Transportation Economic Development Enersource Hydro Mississauga</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Community Services, Fire Prevention Hydro One Networks Inc. City Corporate Services Department – Realty Services Enbridge Gas Distribution Inc. .</p>

**"RCL1- 2315" (Restricted Commercial)**

- a) Public or Institutional:  
a government office, a police station, a fire hall, a public hall, a public hospital, a private hospital, a public library, a public museum, an art gallery, a place of religious assembly, a public school, a private school, a community centre;
- b) Commercial:  
a business, professional or administrative office, an office building, a hotel, a private club, a motion picture or other theatre, an auditorium, a private community centre, a bank, financial institution or money lending agency, a commercial school,
- c) Residential:  
an apartment house with or without a day nursery
- d) Miscellaneous:  
accessory uses including a restaurant, a drug store, a dispensary, a barber's shop, a hairdressing and beauty salon, provided that any such use is contained within a building or structure erected as a principal use permitted under paragraphs (a) and (b) of this subsection.

Further permitted uses under Special Section 2315:

- (a) manufacturing or industrial undertaking within an enclosed building or structure, including storage warehouse and research establishment;
- (b) courier service;
- (c) public hall;
- (d) banquet hall;
- (e) restaurant, convenience restaurant or take-out restaurant;





